

MU-4 Zoning District - ZONING APPROVAL for the INTERIOR RENOVATIONS to an existing Single-Family Row Dwelling and Change-of-Use to a TWO-FAMILY FLAT per submitted plans. NO OTHER WORK AUTHORIZED UNDER THIS PERMIT.

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- REAR DECK: Non-Conforming Rear Deck is subject to Stop-Work-Order 23ENF-IC-03465; Rear deck is not included or authorized in the scope of work of this permit and requires relief from the Board of Zoning Adjustment. Applicant must obtain a building permit for the rear deck

527 FLORIDA AVENUE NW WASHINGTON, DC 20001

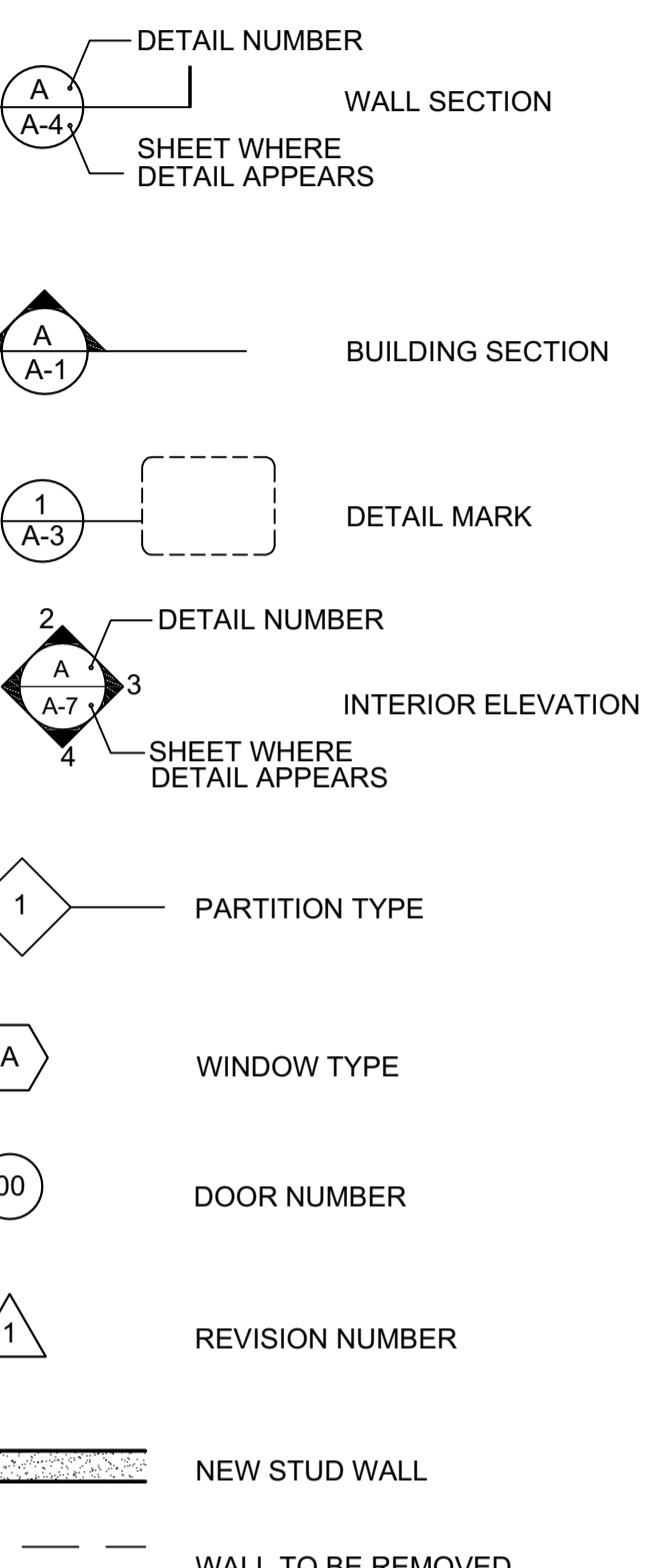
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
Permit No. B241015 Date 10/21/24

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ABBREVIATIONS

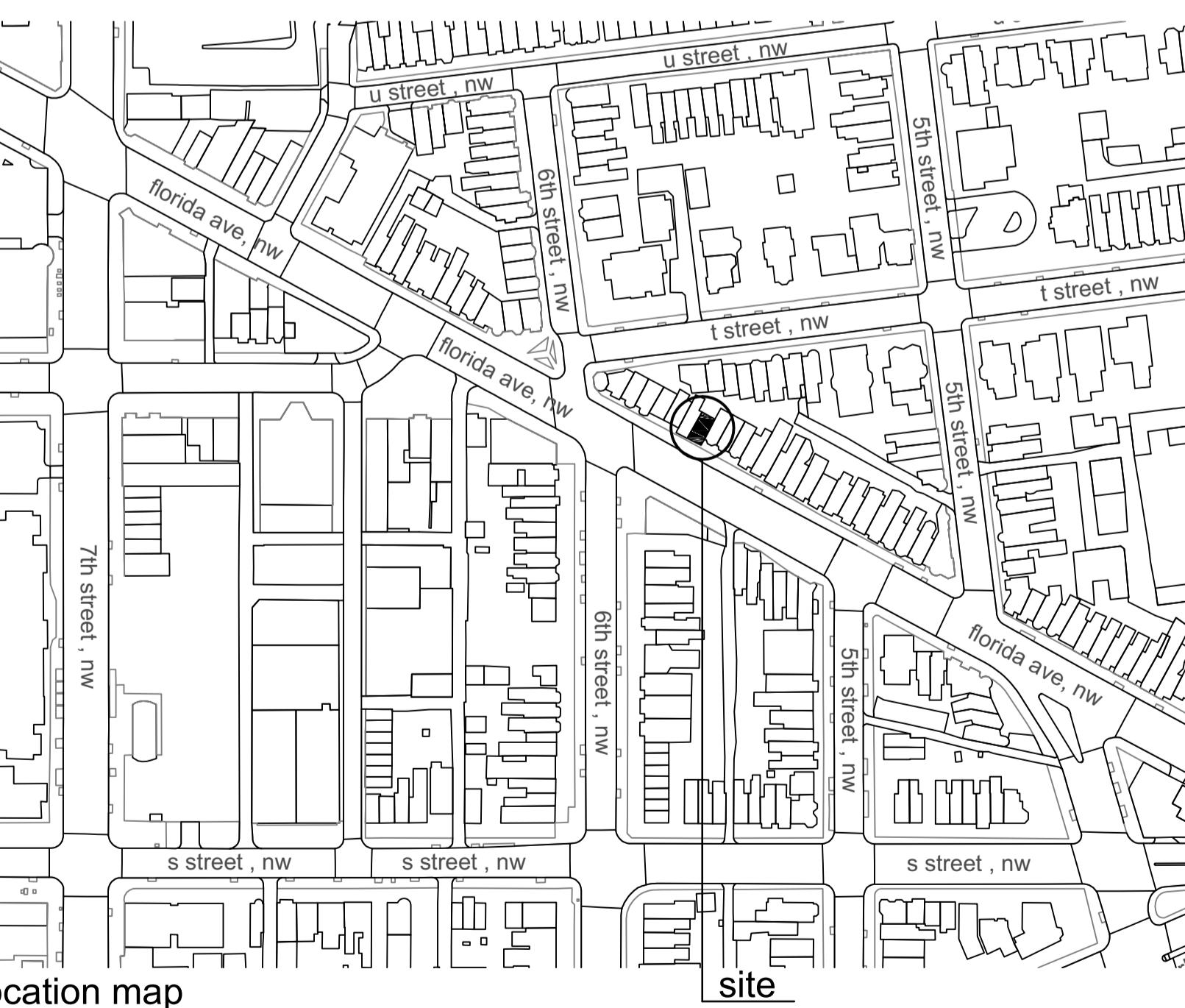
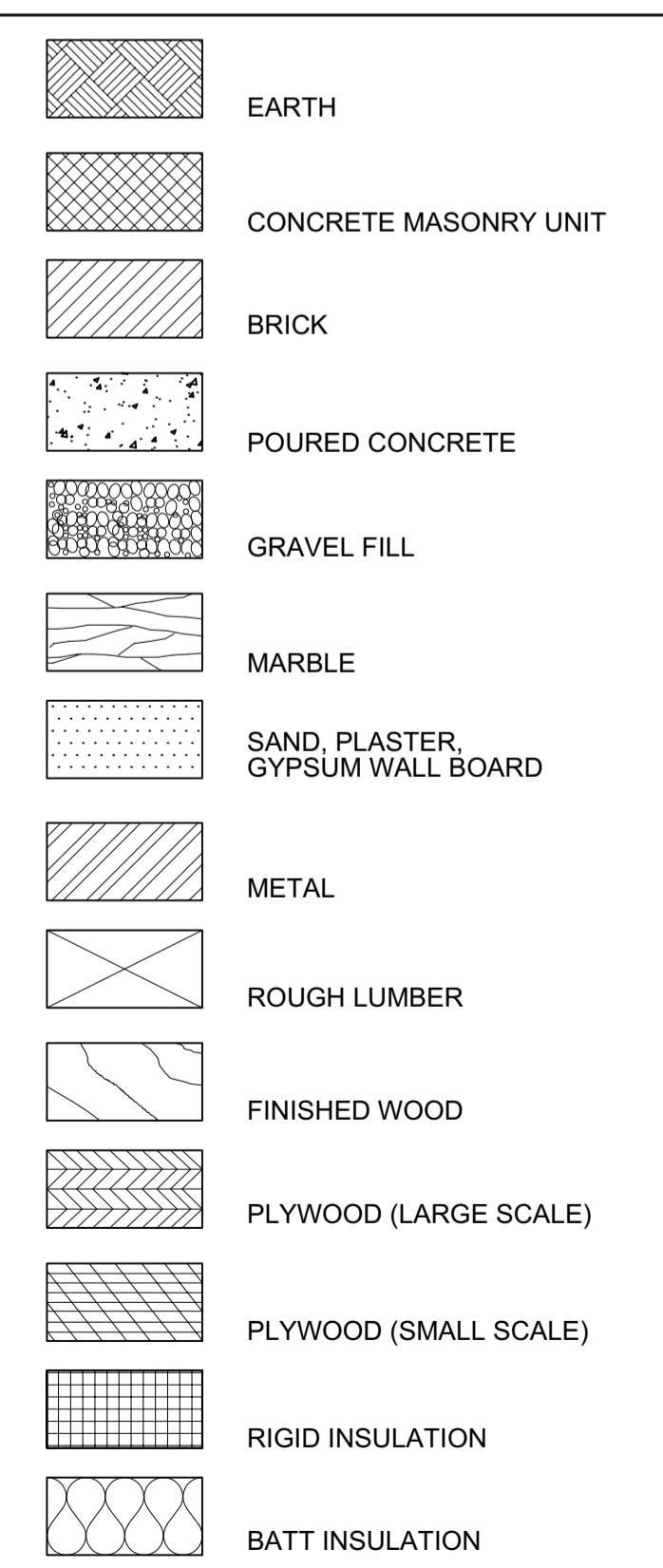
A.B.	ANCHOR BOLT
ACOUS.	ACOUSTICAL
ADD'L.	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
ALUM./AL	ALUMINUM
ANOD.	ANODIZED
AWI	ARCHITECTURAL WOODWORK INSTITUTE
BLK'G.	BLOCKING
BM.	BEAM
BRG.	BEARING
C.H.	CEILING HEIGHT
C.J.	CONTROL JOINT
CLG.	CEILING
CLOS.	CLOSET
CMU.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONF.	CONFERENCE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CPT.	CARPET
CT	CERAMIC TILE
DIM'S.	DIMENSIONS
DN.	DOWN
DWC	DRYWALL CHANNEL
DWGS.	DRAWINGS
EA.	EACH
EJM.	ELASTOMERIC JOINT MATERIAL
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXPN.	EXPANSION
EXT.	EXTERIOR
F.C.U.	FAN COIL UNIT
F.D.	FLOOR DRAIN
F.F.	FINISHED FLOOR
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FLR.	FLOOR
FLASHG.	FLASHING
FR. / FRM.	FRAME
FRT.	FIRE RETARDANT TREATMENT
FTG.	FOOTING
FURN.	FURNISHED
FURRG.	FURNITURE
GA.	GAUGE
GEN.	GENERAL
G.I.	GALVANIZED IRON
GL.	GLASS
GYP. BD.	GYPSUM BOARD
H.M.	HOLLOW METAL
HR.	HOUR
INSUL.	INSULATION, INSULATED
JAN.	JANITOR
JT.	JOINT
MECH.	MECHANICAL
MGR.	MANAGER
MIN.	MINIMUM
MNT.	MOUNT
MTL.	METAL
MFR.	MANUFACTURER
NO.	NUMBER
O.C.	ON CENTER
P.C.	PORTLAND CEMENT
PLAS. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PMEJ.	PREMOLDED EXPANSION JOINT
P.P.T.	PRESERVATIVE PRESSURE TREATMENT
PNT.	PAINT
RCP.	REFLECTED CEILING PLAN
RE.	REFERENCE
REC'D.	RECEPTION
REINF.	REINFORCING
RESIL.	RESILIENT
RET.	RETAINING
REQ'D.	REQUIRED
SCHED.	SCHEDULE
SC WD	SOLID CORE WOOD
SECT.	SECTION
SECY.	SECRETARY
S.O.I.C.	SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR
SHT.	SHEET
STL.	STEEL
STN.	STAIN
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TELE.	TELEPHONE
TEMP.	TEMPERED
T.G.	TOP OF GRATE
TLWC	TOP OF LIGHTWEIGHT CONCRETE
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	Typical
UL.	UNDERWRITERS LABORATORIES
VERT.	VERTICAL
VEST.	VESTIBULE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
W/	WITH
WD.	WOOD
WP.	WORKING POINT

GRAPHIC SYMBOLS



existing front photograph

MATERIAL SYMBOLS



location map

SHEET INDEX

C001	COVER SHEET, GENERAL NOTES, INDEX OF DRAWINGS, SYMBOL LISTS
EVS001	ENERGY DETAILS
ESV002	ENERGY NOTES
EVS003	ADDITIONAL EFFICIENCY PACKAGE
ESV004	KITCHEN HOOD/BATH EXHAUST FAN SPECIFICATIONS
A001	EXISTING FLOOR PLANS
A002	PROPOSED FLOOR PLANS
A003	FIRE PENETRATION DETAILS
MP001	Mechanical and Plumbing Floor Plans, Notes, Legends, Risers
MP002	DUCT SHEET DETAIL AND NOTE
E001	ELECTRICAL FLOOR PLANS, NOTES, LEGENDS, RISERS AND CHARTS

SCOPE OF WORK:

CONVERT SFD TO FLAT WITH ALL ASSOCIATED FINISHING
MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS

MS Review - Brendan Meyer - 10-21-2024
DOE EV Review - Cameron Sherr - 10-21-2024
Electrical Review - David Deleon - 10-21-2024
Energy Review - David Deleon - 10-21-2024
Plumbing Review - David Deleon - 10-21-2024
Mechanical Review - David Deleon - 10-21-2024
Structural Review - David Deleon - 10-21-2024
Zoning Review - Edwin Andino - 10-21-2024

PROJECT DATA

BUILDING DATA	EXISTING	PROPOSED
SQUARE:	3093	3093
LOT:	0029	0029
ZONE	MU-4	MU-4
TYPE OF CONSTRUCTION	3B	3B
USE GROUP	R-3	R-2
YEAR BUILT	1941	1941
LAND AREA	800 SF	800 SF
NO. STORIES ABOVE GRADE	02	02
NUMBER OF UNITS	01	02
FULLY SPRINKLED	no	no
FIRE ALARM	no	no
CELLAR	yes	yes

INSULATION VALUES

ROOF / ATTIC	R-49 12" DEEP CAVITY WITH CLOSED-CELL 2LB. FOAM INSULATION R-20
EXT. WALLS	4" DEEP CAVITY WITH CLOSED-CELL 2LB. FOAM INSULATION
UNVENTED ATTIC	R-15 AIR IMPERMEABLE INSULATION EITHER RIGID FOAM BOARD OR SPRAY FOAM INSULATION
FENESTRATION U-FACTOR	0.30 U-FACTOR
SKYLIGHT U-FACTOR	0.55 U-FACTOR
GLAZED FENESTRATION	0.40 SOLAR HEAT GAIN COEFFICIENT (SHGC)
CEILING	R-49
WOOD FRAME WALL & RIM JOISTS	R-19 IN CAVITY + R-5 CONTINUOUS ON THE EXTERIOR, OR R-13 IN CAVITY + R-10 CONTINUOUS ON THE EXTERIOR, OR R-15 CONTINUOUS OR R22/0.45 U-FACTOR EQUIVALENT.
MASS WALL	R-15 CONTINUOUS ON THE EXTERIOR, OR R-20 CONTINUOUS ON THE INT.
FRAME FLOOR ELEVATED SLAB	R-25 + R-5 CONTINUOUS R-15 CONTINUOUS
BASEMENT WALL	R-19 IN CAVITY + R-5 CONTINUOUS ON THE EXTERIOR, OR R-13 IN CAVITY + R-10 CONTINUOUS ON THE EXTERIOR, OR R-15 CONTINUOUS
SLAB ON GRADE	R-10 PERIMETER INSULATION FOR A DEPTH OF 2 FT.
CONDITIONED CRAWLSPACE WALL	R-19 IN CAVITY + R-5 CONTINUOUS ON THE EXTERIOR, OR R-13 IN CAVITY + R-10 CONTINUOUS ON THE EXTERIOR, OR R-15 CONTINUOUS
MIN. SOUND TRANSMISSION RATING	STC 45 (IRC) STC 50 (IBC)

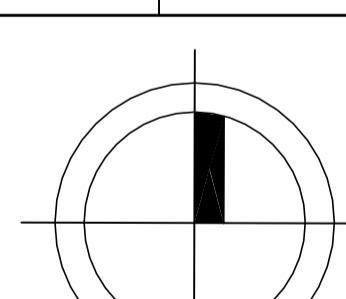
For SI: 1 foot = 304.8 mm.

- R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- The second R-value applies when more than half the insulation is on the interior of the mass wall.
- R-5 shall be added to the required slab edge R-values for heated slab.

Where Section R402.1.2 would require R-49 insulation in the ceiling but the depth of the roof rafters does not allow R-49, the ceiling insulation value may be reduced to R-38. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the total UA alternative in Section R402.1.5.

COVER SHEET

527 FLORIDA AVENUE, NW WASHINGTON, DC 20001



Mark Date Revision

SEPTEMBER 24, 2024

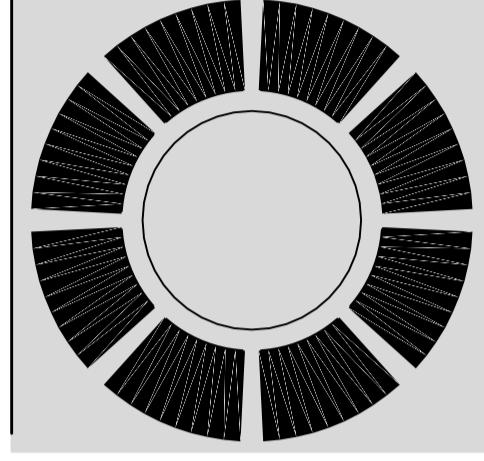
KILLETTTE | ASSOCIATES

202-257-2237

C001
Board of Zoning Adjustment
District of Columbia
CASE NO.2167
EXHIBIT NO.02

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Energy Review - David Deleon - 10-21-2024
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legend

(see cover sheet for insulation rating)

- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- NEW 2"X4" WOOD OR 3-5/8" METAL STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE.
- FIRE RATED WALL ASSEMBLIES EXISTING TO REMAIN MIN ONE HOUR AT UNITS SEPARATION / MIN TWO HOUR AT STAIRS AND CORRIDORS

window notes:

- * ALL BEDROOMS (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IBC 2015, 1009; IRC 2015, 310). HIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.75 SQ. FT. WITH A MINIMUM CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IBC 2015, SECTION 1009.3; IRC 2015, SECTION 310.1).
- WINDOWS IN R-2 UNITS SHALL HAVE GUARDS WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AND THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS AT A HEIGHT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. OPERABLE SECTIONS OF WINDOWS MUST NOT PERMIT OPENINGS THAT ALLOW THE PASSAGE OF A 4 INCHES DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FLOOR [2017 DCBC 1015.8].

SECTION 803 WALL AND CEILING FINISHES

803.1 General.

Interior wall and ceiling finish materials shall be classified for fire performance and smoke development in accordance with Section 803.1.1 or 803.1.2, except as shown in Sections 803.2 through 803.13. Materials tested in accordance with Section 803.1.2 shall not be required to be tested in accordance with Section 803.1.1.

803.1.1 Interior wall and ceiling finish materials.

Interior wall and ceiling finish materials shall be classified in accordance with ASTM E 84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indexes.

Class A=Flame spread index 0-25; smoke-developed index 0-450.

Class B=Flame spread index 26-75; smoke-developed index 0-450.

Class C=Flame spread index 76-200; smoke-developed index 0-450.

Exception: Materials tested in accordance with Section 803.1.2.

SECTION 804 INTERIOR FLOOR FINISHES

804.1 General.

Interior floor finish and floor covering materials shall comply with sections 804.2 through 804.4.2

Exception: Floor finishes and coverings of a traditional type, such as wood, vinyl, linoleum or terrazzo, and resilient floor covering materials that are not comprised of fibers.

804.2 Classification and identification.

Interior floor finish and floor covering materials required by section 804.4.2 to be of class I or II materials shall be classified in accordance with NFPA 253. The classification referred to herein corresponds to the classification determined by NFPA 253 as follows: class I, 0.45 watts/cm² or greater; Class II, 0.22 watts/cm² or greater.

804.3 Testing and identification.

Interior floor finish and floor covering materials shall be tested by an agency in accordance with NFPA 253 and identified by a hang tag or other suitable method so as to identify the manufacturer or supplier and style, and shall indicate the interior floor finish or floor covering classification according to section 804.2.

Carpet-type floor coverings shall be tested as proposed for use, including underlayment. Test reports confirming the information provided in the manufacturer's product identification shall be furnished to the building official upon request.

804.4 Interior floor finish requirements.

Interior floor covering materials shall comply with sections 804.4.1 and 804.4.2 and interior floor finish materials shall comply with section 804.4.2.

804.4.1 Test Requirement

In all occupancies, interior floor covering materials shall comply with the requirement of the DOC FF-1 "pill test" (CPSC 16 CFR part 1630) or with ASTM D 2859.

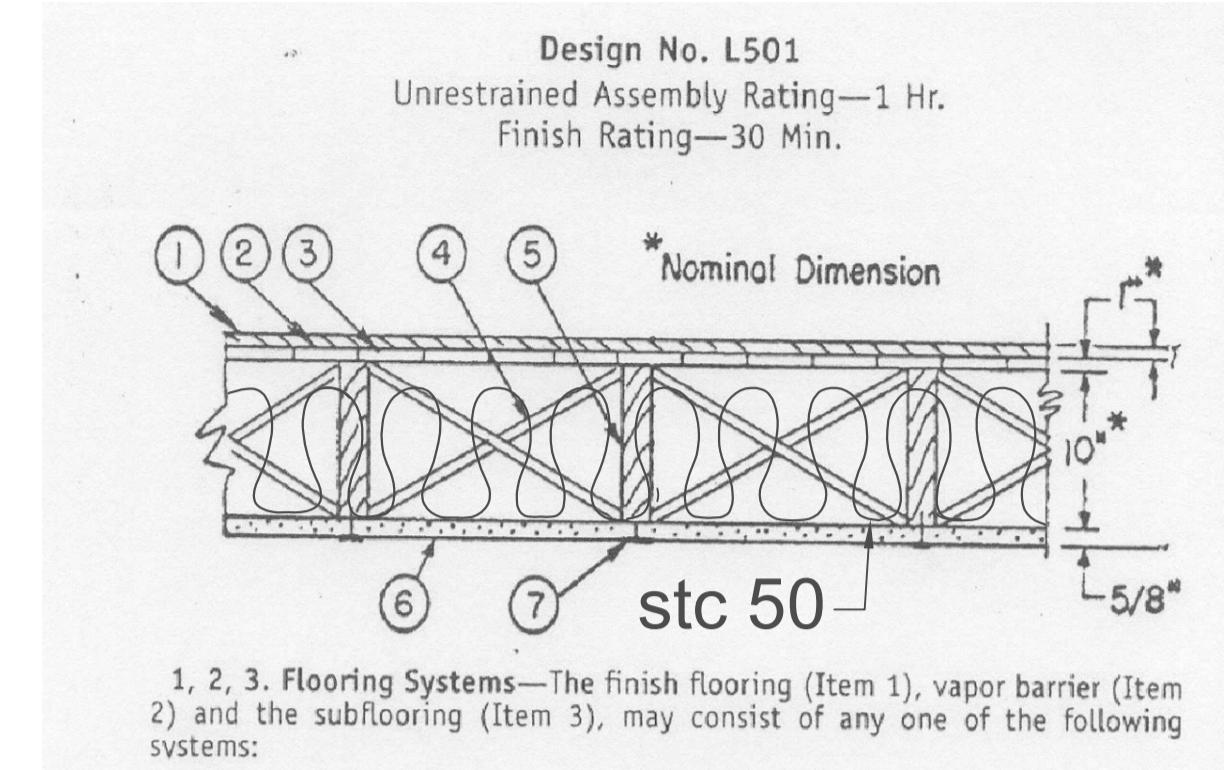
door notes:

- 2017 DCBC 716.5.9 DOOR CLOSING FIRE DOORS SHALL BE LATCHING AND SELF-OR AUTOMATIC CLOSING IN ACCORDANCE WITH THIS SECTION.
- DOOR HARDWARE AT COMMON ENTRANCE DOORS ARE EQUIPPED WITH APPROVED PANIC HARDWARE / OCCUPANTS DO NOT HAVE TO USE A KEY OR HAVE SPECIAL KNOWLEDGE TO EXIT THE BUILDING. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOOR AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE UTILIZED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO NOT EXCEED 15 POUNDS. [2017 DCBC 1010.3]

safety glazing notes:

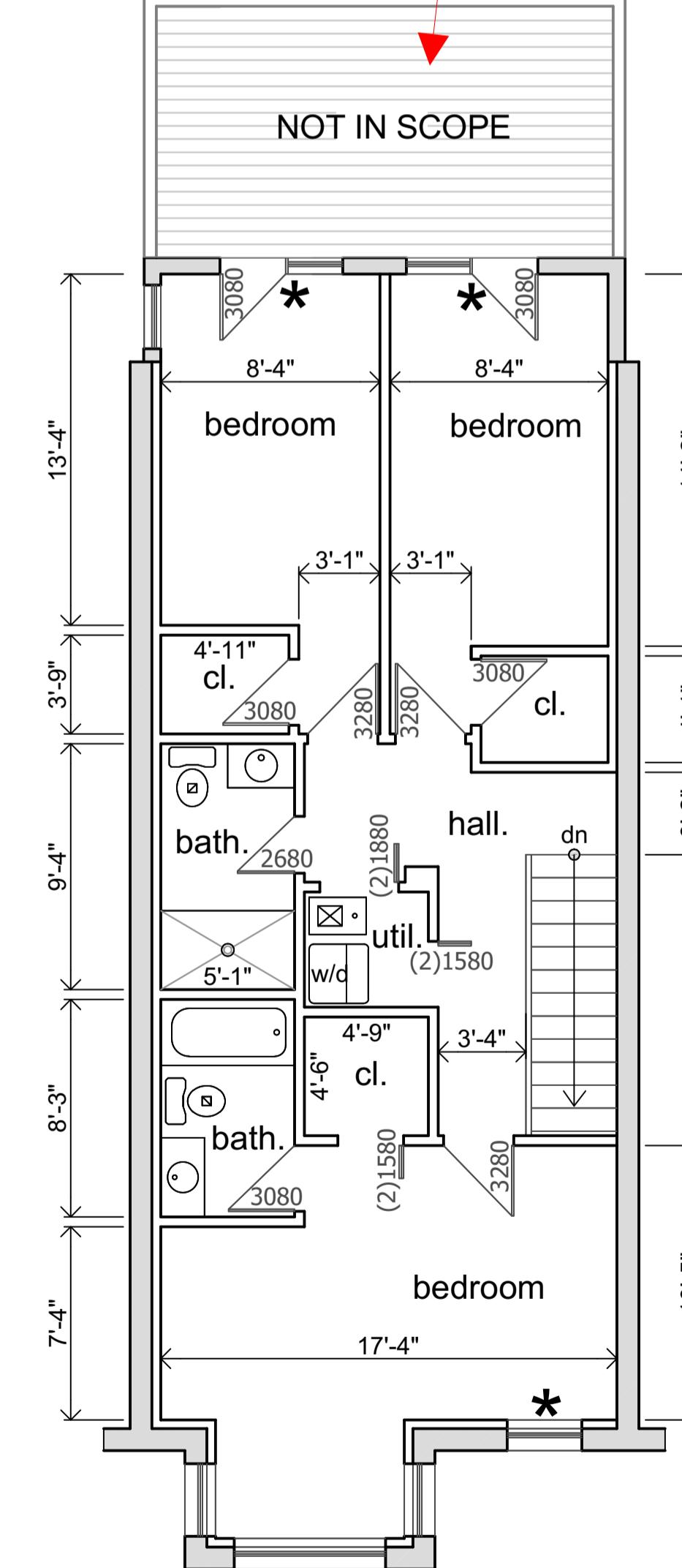
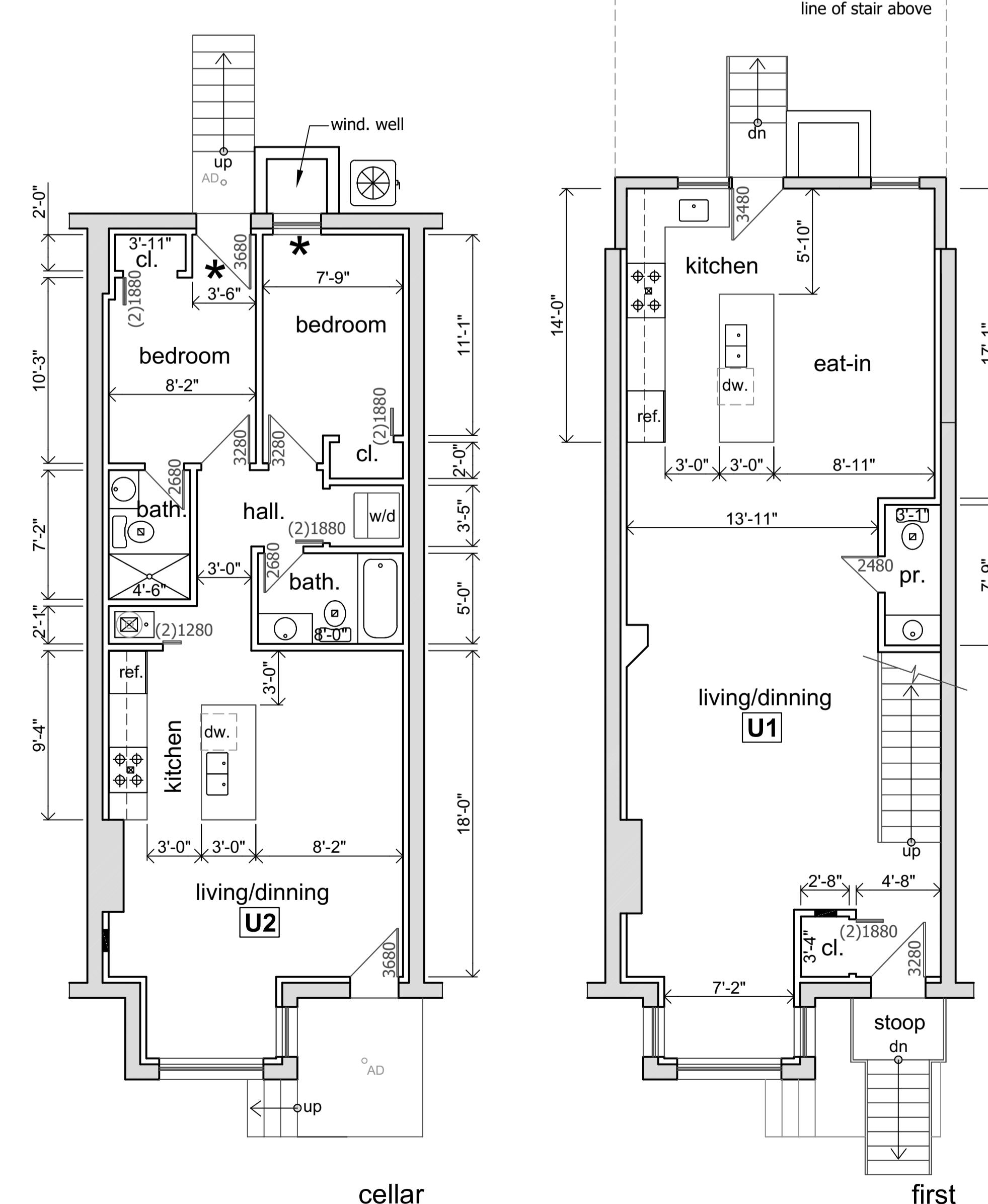
- 2406.1 HUMAN IMPACT LOADS: INDIVIDUAL GLAZED AREAS INCLUDING MINIMUMS IN HAZARDOUS LOCATIONS AS DEFINED IN SECTIONS 2406.1.1 THROUGH 2406.4.2 GLAZING ADJACENT TO DOORS - COMPLY 2406.4.3 GLAZING IN WINDOWS - COMPLY

fenestration u-factor	0.30 u-factor
skylight u-factor	0.55 u-factor
glazed fenestration shgc	0.40 solar heat gain coefficient (shgc)



1hr floor assembly
existing to remain

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proposed floor plans
527 FLORIDA AVE NW, WASHINGTON, DC 20001

Mark	Date	Revision

SEPTEMBER 24, 2024

scale: 3/16"=1'-0"

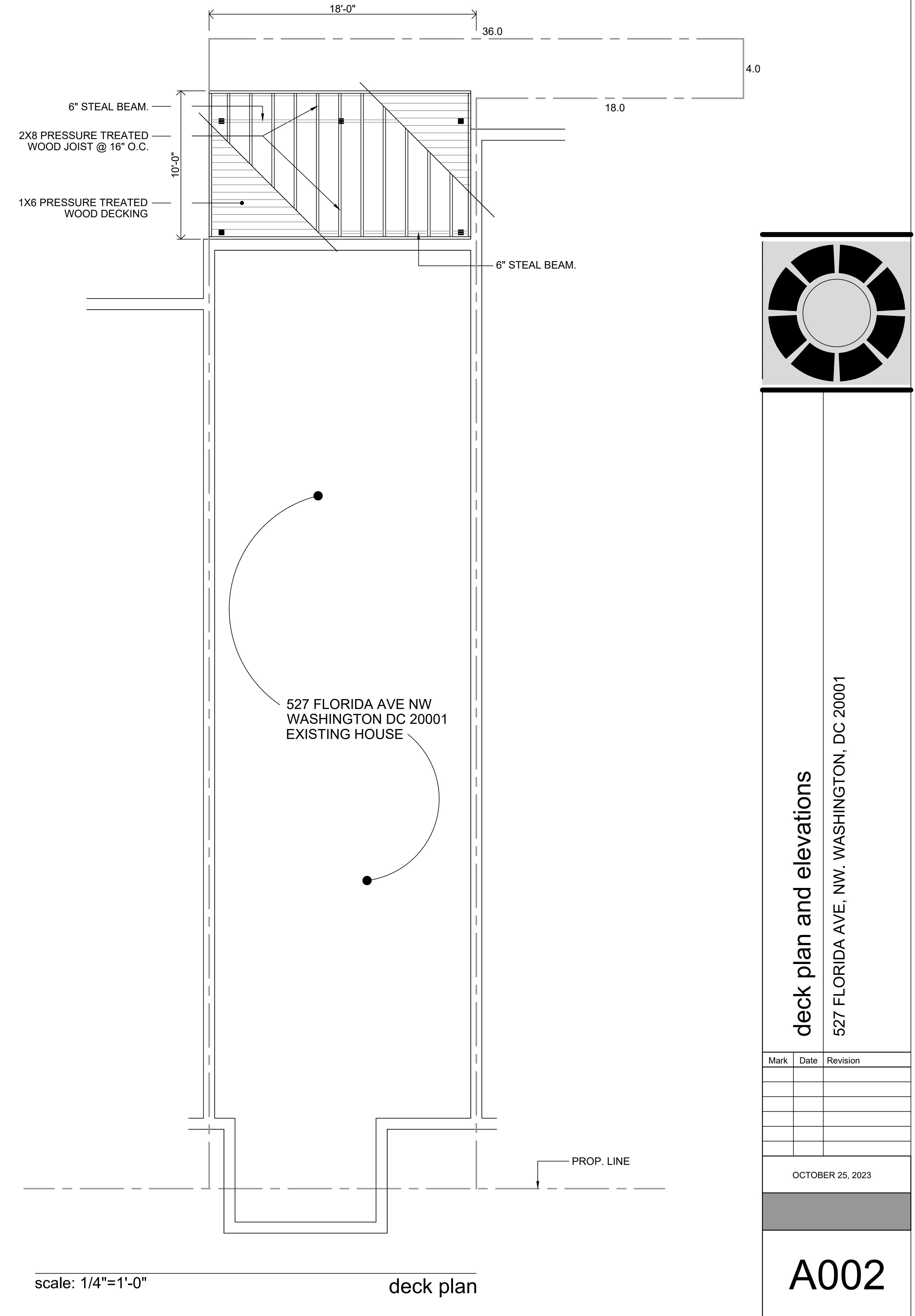
second
proposed floor plans

A002

**TABLE R502.3.1 (2) FLOOR JOIST SPANS FOR COMMON
LUMBER SPECIES (Residential living areas, live load=40psf, $I/\Delta=360$)**

Joist Spacing (inches)	Species & Grade	DEAD LOAD=10 psf				DEAD LOAD=20 psf				
		2"X6"	2"X8"	2"X10"	2"X12"	2"X6"	2"X8"	2"X10"	2"X12"	
		Maximum floor joist spans								
		(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	(ft.-in.)	
12	Douglas Fir-Larch	SS	11-4	15-0	19-1	23-3	11-4	15-0	19-1	23-3
	Douglas Fir-Larch	#1	10-11	14-5	18-5	22-0	10-11	14-2	17-4	20-1
	Douglas Fir-Larch	#2	10-9	14-2	18-0	20-11	10-8	13-6	16-5	19-1
	Douglas Fir-Larch	#3	8-11	11-3	13-9	16-0	8-1	10-3	12-7	14-7
	Hem Fir	SS	10-9	14-2	18-0	21-11	10-9	14-2	18-0	21-11
	Hem Fir	#1	10-6	13-10	17-8	21-6	10-6	13-10	17-1	19-10
	Hem Fir	#2	10-0	13-2	16-10	20-4	10-0	13-1	16-0	18-6
	Hem Fir	#3	8-8	11-0	13-5	15-7	7-11	10-0	12-3	14-3
	Southern Pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern Pine	#1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern Pine	#2	10-3	13-6	16-2	19-1	9-10	12-6	14-9	17-5
	Southern Pine	#3	8-2	10-3	12-6	14-9	7-5	9-5	11-5	13-6
	Spruce Pine-Fir _a	SS	10-6	13-10	17-8	21-6	10-6	13-10	17-8	21-6
	Spruce Pine-Fir _a	#1	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
	Spruce Pine-Fir _a	#2	10-3	13-6	17-3	20-7	10-3	13-3	16-3	18-10
	Spruce Pine-Fir _a	#3	8-8	11-0	13-5	15-7	7-11	10-0	12-3	14-3
16	Douglas Fir-Larch	SS	10-4	13-7	17-4	21-1	10-4	13-7	17-4	21-1
	Douglas Fir-Larch	#1	9-11	13-1	16-5	19-1	9-8	12-4	15-0	17-5
	Douglas Fir-Larch	#2	9-9	12-9	15-7	18-1	9-3	11-8	14-3	16-6
	Douglas Fir-Larch	#3	7-8	9-9	11-11	13-10	7-0	8-11	10-11	12-7
	Hem Fir	SS	9-9	12-10	16-5	19-11	9-9	12-10	16-5	19-11
	Hem Fir	#1	9-6	12-7	16-0	18-10	9-6	12-2	14-10	17-2
	Hem Fir	#2	9-1	12-0	15-2	17-7	8-11	11-4	13-10	16-1
	Hem Fir	#3	7-6	9-6	11-8	13-6	6-10	8-8	10-7	12-4
	Southern Pine	SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern Pine	#1	9-9	12-10	16-1	19-11	9-9	12-7	14-8	17-5
	Southern Pine	#2	9-4	11-10	14-0	16-6	8-6	10-10	12-10	15-1
	Southern Pine	#3	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8
	Spruce Pine-Fir _a	SS	9-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6
	Spruce Pine-Fir _a	#1	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
	Spruce Pine-Fir _a	#2	9-4	12-3	15-5	17-10	9-1	11-6	14-1	16-3
	Spruce Pine-Fir _a	#3	7-6	9-6	11-8	13-6	6-10	8-8	10-7	12-4

1. FOR SI: 1INCH=25.4MM, 1FOOT=304.8MM, 1POUND PER SQUARE FOOT= 0.0479 kPa.
2. ASSUMES 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, L/360 DEFLECTION, No. 2 GRADE, AND WET SERVICE CONDITIONS.
3. ASSUMES 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, L/180 CANTILEVER DEFLECTION WITH 2201LB POINT LOAD, No. 2 GRADE, AND WET SERVICE CONDITIONS
4. INCISING ASSUMED FOR REFACTORY SPECIES INCLUDING DOUGLAS FIR-LARCH, HEM-FIR, AND SPRUCE-PINE-FIR.
5. DESIGN VALUES BASED ON NORTHERN SPECIES WITH NO INCISING ASSUMED.



deck plan and elevations

527 FLORIDA AVE, NW. WASHINGTON, DC 20001

Digitized by srujanika@gmail.com

A002